

# **A G E N D A**

## **BUILDING COMMITTEE**

February 28, 2007  
11:00 A.M. Lake Superior Room 1<sup>st</sup> Floor  
Michigan Library and Historical Center

## **STATE ADMINISTRATIVE BOARD**

March 6, 2007  
11:00 A.M. Forum, 1<sup>st</sup> Floor  
Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, SAGINAW – Saginaw State Office Building – Heating, Ventilating and Air Conditioning (HVAC) Modifications  
File No. 071/06102.MNB – Index No. 53229  
Low Responsive Bidder: Goyette Mechanical, Flint; \$477,000.00
2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Richard H. Austin Building – Roof Replacement  
File No. 071/03412.JNS – Index No. 11533  
Low Responsive Bidder: National Roofing & Sheet Metal Co., Inc., Saginaw; \$620,165.00
3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – G. Mennen Williams Building – Roof Replacement  
File No. 071/06110.JNS – Index No. 53237  
Low Responsive Bidder: National Roofing & Sheet Metal Co., Inc., Saginaw; \$593,165.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – VanWagoner Building – Air Handling Unit Replacement  
File No. 071/06108.JNS – Index No. 53235  
Shaw-Winkler, Inc., East Lansing; CCO No. 2, Incr. \$516,882.96
5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Michigan Library and Historical Museum – 2<sup>nd</sup> Floor Plaza Water Repairs  
File No. 071/05265.MNB – Index No. 53160  
Kares Construction Company, Inc., Charlotte; CCO No. 2, Incr. \$198,448.27

6. DEPARTMENT OF ENVIRONMENTAL QUALITY, GAYLORD – Gaylord Repair Facility – Construct/Operate/Maintain Bioremediation System  
File No. 761/95366.AGY – Index No. 29600  
PM Environmental, Inc., Lansing; CCO No. 14, Incr. \$169,495.00

### **JURISDICTIONAL TRANSFER AFFIDAVITS**

7. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s). The properties have been redeemed or are being returned due to Certificate of Error. Further, the transfer shall be by Jurisdictional Transfer Affidavit. (Doc. No. 2007-001)

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

8. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s). The properties have been redeemed or are being returned due to Certificate of Error. Further, the transfer shall be by Jurisdictional Transfer Affidavit. (Doc. No. 2007-003)

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

### **RESOLUTION OF THE STATE ADMINISTRATIVE BOARD**

9. Resolution of the State Administrative Board Approving Easement and Amendment to Department of Community Health Center for Forensic Psychiatry Project Lease Dated as of November 1, 2005

#### **Legislative Background**

The Department of Community Health Center for Forensic Psychiatry was appropriated in PA265 of 1999 (State Building Authority share, \$0, State General Fund/General Purpose share, \$95,100,000). PA81 of 2001 transferred the cost of the project from the State General Fund to the State Building Authority (State Building Authority share, \$95,099,900, State General Fund/General Purpose share, \$100). Senate Concurrent Resolution 32 of 2001 approved the conveyance of property to the State Building Authority and approved a lease among the State of Michigan, the State Building Authority, and the Department of Community Health. House Concurrent Resolution 67 of 2004 increased the project scope by \$14,800,000, resulting in a total estimated project cost of \$109,900,000 (State Building Authority share, \$109,899,900, State General

Fund/General Purpose share, \$100). The project was bonded and lease executed on November 1, 2005.

10. Resolution of the State Administrative Board Approving the First Amendment to Construction and Completion Assurance Agreement and the Form of Lease for the Department of Management and Budget Capitol Complex Renovations

### **Legislative Background**

The Department of Management and Budget Capitol Complex Renovations Project was appropriated in PA 237 of 2003 with a total authorized cost of \$27,563,300 (State Building Authority share \$27,563,200; State General Fund share \$100).

House Concurrent Resolution 54 of 2004 approved the conveyance of property to the State Building Authority and approved a lease among the State of Michigan and the State Building Authority.

### **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

11. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, MUSKEGON – Addendum #1 to Lease #7710-2006 approved by the State Administrative Board on October 16, 2001, Item #6, between John T. and Kathleen J. Puhalski, Husband and Wife and subsequently assigned to LEJJ Properties, LLC, a Limited Liability Company, 1463 Glenwood Avenue, North Muskegon, Michigan 49445, as Lessor, and the State of Michigan for the Department of Career Development and subsequently renamed the Department of Labor and Economic Growth, as Lessee, for 3,286 square feet of space located at 1635 Apple Avenue, Muskegon, Michigan 49442. This Addendum provides for extending the lease through January 31, 2009. The annual per square foot rental rate is \$13.86 (\$3,794.83 per month). This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard cancellation clause requiring 180-days notice. The Attorney General has approved this lease as to legal form.

### **RENEWAL OF LEASE FOR PRIVATE PROPERTY**

12. DEPARTMENT OF STATE, LANSING - Renewal of Lease #10477-2006 effective June 1, 2007 through May 31, 2012 with Galileo Delta Center, LLC, a Limited Liability Company, 22054 Farmington Road, Farmington, Michigan 48336, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 5,500 square feet of office space located at 5827 West Saginaw Highway, Lansing, Michigan 48917. The annual per square foot rental rate for this space is \$14.33 (\$6,567.92 per month). This rate does not include public utilities used for heating, cooling, electricity, water and sewer, janitorial, tubes and bulbs, trash removal. This Lease contains one five-year renewal option with

an annual per square foot rental rate of \$17.00 (\$7,791.67 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

13. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, GRAND RAPIDS - Renewal of Lease #7132-2006 effective September 1, 2007 through August 31, 2017 with H & H Management & Development Co., L.L.C., a Partnership, 2920 Fuller Avenue NE, Suite 200, Grand Rapids, Michigan 49505, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 4,681 square feet of office space located at 2922 Fuller Avenue NE, Grand Rapids, Michigan 49505. The annual per square foot rental rate for this space is \$15.02 (\$5,859.05 per month). This lease contains one mid term rate increase. Effective September 1, 2012 through August 31, 2017 the annual per square foot rental rate for this space is \$15.77 (\$6,150.00 per month). This rate does not include the cost of electricity. This Lease contains one 5-year renewal option with an annual per square foot rental rate of \$16.53 (\$6,448.08 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

14. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, GRAND RAPIDS - Renewal of Lease #10484-2006 effective September 1, 2007 through August 31, 2017 with H & H Management & Development Co., L.L.C., a Limited Liability Company, 2920 Fuller Avenue NE, Suite 200, Grand Rapids, Michigan 49505, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 13,920 square feet of office space located at 2942 Fuller Avenue NE, Grand Rapids, Michigan 49505. The annual per square foot rental rate for this space is \$15.00 (\$17,400.00 per month). Effective September 1, 2012 through August 31, 2017 the annual per square foot rental rate for this space is \$15.75 (\$18,270.00 per month). This rate does not include the cost of all utilities. This Lease contains one 5-year renewal option with an annual per square foot rental rate of \$16.53 (\$19,174.80 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

#### **NEW SUBLEASE FOR PRIVATE PROPERTY**

15. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, STANDISH - New Sub-lease #10702-2005 effective January 1, 2006 through December 31, 2010 with Region 7B Employment and Training Consortium, a Limited Liability Company, Sub-Lessor, 402 North First Street, Harrison, Michigan 48625, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 107 square feet of office space located at 4480 West M-61, P.O. Box 829, Standish, Michigan 48658. The annual per square foot rental rate for this space is \$18.69 (\$166.67 per month). This rate does not include telephone, postage, desktop supplies, and copy expense. This Sub-lease

contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sub-lease as to legal form.